



Jenkinson realestates

Dover Road | Walmer  
Deal  
Asking Price £499,950

# Freehold

Energy Performance Rating = TBC

Impressive Bay Fronted Home  
Parking and Garage

Offering Six Bedrooms  
Enclosed Rear Garden

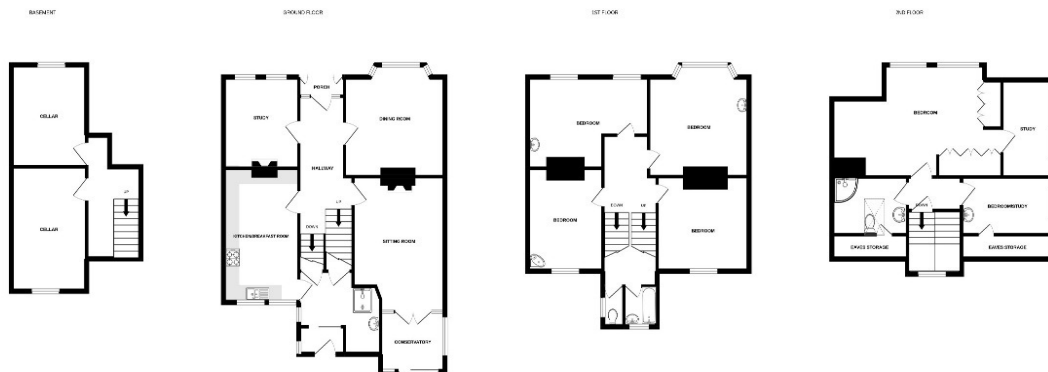
Three Reception Rooms  
Views Across Walmer Tennis Club

Jenkinson Estates are pleased to bring new to the market this substantial end of terrace home on Dover Road, Walmer. This spacious property is arranged over four floors and sits on a modest plot, which offers front and rear gardens with the bonus of a detached single garage and parking to the rear. Accessed via an entrance hallway, the ground floor offers three reception rooms, kitchen and conservatory. There is the added bonus of a utility room to the rear. The stairs lead up to a split-level landing where the family bathroom and separate W.C are located. To the first floor, there are four double bedrooms, one of which is currently being used as study / library. There is an additional staircase leading to a loft space, which has been used as bedrooms for the last twenty years or so, one of which offers stunning views across Walmer Lawn Tennis & Croquet Club, as well as a further room, ideal as a walk-in-wardrobe or study. The shower room completes this level. The property is completed with a large basement, which is currently split into two rooms. Externally the rear garden is established and are mainly laid to lawn with the additional of a patio seating area. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band E





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Jenkinson Estates

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



### Accommodation

Entrance Via;

Hallway

Sitting Room

13'9" x 11'8" (4.19m x 3.56m)

Conservatory

8'2" x 7'3" (2.49m x 2.21m)

Dining Room

15'4" x 12'8" (4.67m x 3.86m)

Study

11'6" x 8'4" (3.51m x 2.54m)

Kitchen

13'5" x 8'4" (4.09m x 2.54m)

Utility Room

First Floor Landing

Bedroom One

13'5" x 11'6" (4.09m x 3.51m)

Bedroom Two

12'8" x 12'7" (3.86m x 3.84m)

Bedroom Three

12'0" x 11'9" (3.66m x 3.58m)

Bedroom Four

10'8" x 8'3" (3.25m x 2.51m)

Bathroom

6'4" x 5'1" (1.93m x 1.55m)

Separate W.C

5'3" x 3'4" (1.60m x 1.02m)

Second Floor Landing

Bedroom Five

19'4" x 13'4" (5.89m x 4.06m)

Study / Wardrobe

7'3" x 5'6" (2.21m x 1.68m)

Bedroom

11'9" x 7'10" (3.58m x 2.39m)

Shower Room

8'3" x 5'7" (2.51m x 1.70m)

Basement Level

Cellar Room One

11'5" x 8'4" (3.48m x 2.54m)

Cellar Room Two

14'1" x 8'5" (4.29m x 2.57m)

Front and Rear Gardens

Parking and Single Detached Garage

